

## **CITY COMMISSION MINUTES**

October 22, 2010

11:30 AM

The special meeting of the Junction City City Commission was held on Friday, October 22, 2010 with Mayor Mike Rhodes presiding.

The following members of the Commission were present: Terry Heldstab, Mike Rhodes, Ken Talley, and Jack Taylor. Staff present was: City Manager Gerry Vernon and City Clerk Tyler Ficken.

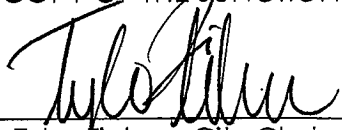
### **NEW BUSINESS**

A work session to discuss the East Ash Development Agreement. (Exhibit A) City Manager Vernon stated that the City issued bond series DP for the Ash Street Extension. He stated that the first point to address is the pond. Leon Osbourn of Kaw Valley Engineering stated that the City does not have sufficient water rights to keep the pond filled. Leon stated that the water could be pumped from another area at a cost. City Manager Vernon stated that the fountain in the pond increases the evaporation rate of the pond. Scott Johnson stated that he would like the agreement to be carried out. Commissioner Talley stated that the Commission needs to know the cost. City Manager Vernon stated that costs could be budgeted for in the future. Leon Osbourn stated that the cost to keep the pond filled could be as much as \$200,000.00 or more. City Manager Vernon stated that other areas of the agreement are not complete; Briggs does not plan to build in Junction City given the direction of the auto industry. Commissioner Johnson stated that the project is far from complete, and an additional \$2 million is needed for the improvements. Scott Johnson stated that people ask about this land all the time; the land was to be filled to 100 year flood. Scott Johnson stated that a person who purchases the property in the future will expect a wall to be installed as provided for in the development agreement. City Attorney Logan stated that experts need to determine for the City the extent to which flooding is a problem. Scott Johnson stated that you can run a string and see that the land is low. Commissioner Taylor asked if the projects costs are verified. Cheryl Beatty stated that the costs are there. Leon Osbourn stated that the idea for the project was to build a bridge and retaining wall on the old river channel. Commissioner Johnson stated that the City can agree to a contract and not hold up their end of the agreement. City Attorney Logan stated that approximately \$300,000.00 of the funds available for the project remain. Commissioner Taylor stated that he believes that many agreements were written by developers and rubber stamped by the City. Commissioner Talley stated that the businesses currently in the East Ash area have been understanding on the progress of the project. Scott Johnson stated that Mr. Mutto is unhappy with water levels at the pond.

### **ADJOURNMENT**

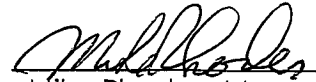
Commissioner Heldstab moved, seconded by Commissioner Talley to adjourn at 12:45 PM Ayes: Heldstab, Rhodes, Talley. Nays: Taylor. Motion Carried.

APPROVED AND ACCEPTED THIS 7th DAY OF DECEMBER 2010 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR OCTOBER 22, 2010.



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Tyler Ficken, City Clerk



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Mike Rhodes, Mayor